



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, FEBRUARY 1, 2005 Minutes

The regularly scheduled meeting of the Special Study Committee met at 7:00 PM on February 1, 2005 in the Caucus Rooms of City Hall.

Members present: Jerry Chomanczuk; Wayne Haney; Steve Stromquist; Madeleine Torres; Mark Rattermann.

Madeleine Torres made formal motion to add David Kristoff DDS to the Agenda this evening, seconded by Wayne Haney, Approved 5-0.

The Special Studies Committee considered the following items:

1. Docket No. 04090045 ADLS: O'Malia Fireplace

The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.

Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

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2. Docket No. 04090008 DP/ADLS: Companion Animal Hospital

The applicant proposes to construct a veterinary hospital. The site is located at 1425 South Range Line Rd. The site is zoned B-8/Business.

Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

Jim Shinaver, attorney, Nelson & Frankenberger appeared before the Committee representing the applicant. Also present: Dr. Anthony Buzetti, owner/operator of Companion Animal Hospital; Sean Curran, Curran Architects; Matt Maple, Engineer, Roger Ward Engineering.

The real estate is located at 1425 Range Line Road, east of and adjacent to Range Line Road and north of the Marathon Gas Station at the northeast corner of Range Line Road and 116th Street. The building is vacant; Dr. Buzzetti intends to renovate and expand on the west. There are certain variances associated with this request that will be heard before the Board of Zoning Appeals.

There are two phases to the drawings. The detail drawings shown for the second phase will ensure that the facility is compatible when fully developed. The initial application for DP/ADLS approval was filed while the Carmel Drive/Range Line Road Overlay was going through the Council approval process. During the process, meetings were held with the Department to determine if there was a way in which the petitioner could meet the spirit of the Overlay and how that could be done.

Phase I is a certainty and something the petitioner wants to do. Phase II is conceptual and discussed as a possibility. It is conceivable that Dr. Buzetti, as owner of the real estate, may never expand the Phase II portion of the project. The petitioner is willing to offer zoning commitments that would be recorded and would require the owner of the real estate at any time in the future to appear before the Plan Commission for a full ADLS/DP approval on Phase II. If Phase II happens three years, five years, or even 10 years from now, the design would not have to be approved this evening, but the petitioner would commit to return and go through the process for DP/ADLS.

The Phase II elevation/expansion was shown. Phase II would extend to the right-of-way line in order to comply with the Overlay. The north portion of the west elevation is the portion that is part of Phase I and would extend behind Phase II.

Department Comments, Jon Dobosiewicz. The petitioner filed application prior to the adoption of the Carmel Drive/Range Line Road Overlay Ordinance. In essence, Phase I construction meets the requirements in place as of the date of filing. The petitioner was asked to illustrate a Phase II development of the site in order to assure the Plan Commission that if, in the future, the building was amended, it would happen in a fashion similar to what has been presented. No variance is needed to construct Phase I because it meets the setback requirement at the time of filing.

Regarding Phase II, the most significant part of the discussion was building materials and the design of the building.

Sean Curran explained where the privacy fence would be located. The fence area would be extending off the northern edge of the building and the southern edge of the building. The fence area would be a contained space where an animal could be monitored. The fence detail shows an 8-foot shadow-box style privacy fence and at the base is a concrete curb that extends below grade. The concrete curb provides a mowing strip as well as providing security to prevent animals from digging in or out.

Photometrics was discussed. Site lighting consists of a shielded wall pack that sits flush with the building so that the light faces downward. The location of the wall pack is on the east elevation of the building, essentially in the middle of the east elevation of the building. One pole light will be incorporated into the northern edge of the property.

The last issue is the building elevation and building materials. The building is designed for an easy in/out through the front tower element, to the reception desk area and two separate waiting

areas. From that point, the patient would go to an exam room. The back portion of the building has an area for grooming/drying, a hydrotherapy area, and a kennel area for observation or overnight. There are three separate doors that lead outside to the fenced area in the back.

The second floor area is office function for the building with administrative offices, conference room, a small boarding area for pets, future office space, and living space for an on-site employee to monitor progress and provide 24-hour care for animals that are over-night in the facility.

The building is somewhat a “prairie style” in terms of architecture and natural stone will be used. The tower height will be two stories with a large, two-story section of glass in the middle to bring a lot of natural light into the space. There will also be a band of stone around the building to create a foundation to the building and anchor it. Above that is a cedar-shake material and white-painted wood trim. There are two balcony areas over-looking Range Lie Road—one off the living space and one off Dr. Buzetti’s office. The mechanical equipment for the first story will be screened; the future, second story mechanical equipment would also be screened.

The building materials for the roof are in keeping with the style proposed—low pitch with wide overhangs, natural color, standing seam metal roof. The standing seam is more durable and is low maintenance for the long term. The colors available are also more in keeping with the color palette of the building.

Jon Dobosiewicz requested verification of the 45-foot one-half right-of-way.

The Committee was in favor of postponing review of the Phase II construction until a future date. Whether or not the future review is a public hearing or Committee review only is at the sole discretion of the Department of Community Services.

Jim Shinaver agreed to draft commitments and submit them to the Department. Jim Shinaver will send a letter to Jon Dobosiewicz, including the exhibits, and state that the petitioner is not requesting approval of phase II at this time and will return to Plan Commission at a future date.

Wayne Haney precipitated discussion regarding retaining a portion of the existing building. Wayne Haney thought it would be better to scrap the entire building and start over—the existing structure is a very basic, first story building. Will the foundation be adequate to support the weight of a two-story building with rooftop equipment, and what about floor drains if the existing foundation is to be used?

Jim Shinaver responded that the engineers and architects had looked at this structure carefully and deemed that there is a value in retaining the existing building—not only from a certain cost benefit but also the fact that structurally, it would be sound. The existing east and south walls are being preserved.

Jim Shinaver pointed out that there is an existing curb cut into the facility; there is also a curb cut/drive just to the south of the building that winds back to Greek Tony’s. Note: Companion

Animal Hospital does have an ingress/egress easement on the adjacent parcel to the south. The petitioner will revise the drawings to add a sidewalk on the south elevation that will extend and connect to the front of the building.

Mark Rattermann stated he did not have a problem with the building as proposed, but also did not see the wisdom in preserving any of the initial structure, since the most expensive veneer would be covered by the second level being pushed forward. The staircase in the rear looks a little strange.

Mr. Curran said the staircase provides access for the apartment upstairs rather than having to go through the hospital, thus maintaining security and privacy.

Mark Rattermann cautioned the petitioner that from a safety and liability factor, enclosed staircases are preferred.

Madeleine Torres asked about the windows and the pattern. Mr. Curran said the larger the windows, the more they start to interfere with the walls within the rooms. The spacing of the windows is important.

There is tinted glass immediately behind the two-story height space with a beamed ceiling and the reception area—no kennels would be visible from the office. From a ventilation perspective, the animal hospital will have high fresh air and high exhaust requirements.

Jerry Chomanczuk expressed concern with the color of siding—the natural cedar will change colors.

The petitioner responded the cedar siding would be red. The petitioner will be requesting a Use Variance through the BZA to allow the facility at this location—B-8—and not a permitted use in this zone.

Mark Rattermann made formal motion to **forward Docket No. 04090008 DP/ADLS, Companion Animal Hospital** to the full Commission with a recommendation for approval, subject to commitments made by the petitioner regarding the second phase construction, seconded by Steve Stromquist, approved 5-0.

3. Docket No. 04120025 ADLS Amend: Wagner Reese and Crossen

The applicant seeks approval for expanded parking, signage, and associated landscaping.

The site is located at 11939 N. Meridian Street. The site is zoned B6/Business and is in the US 31 Corridor Overlay.

Filed by Mark Monroe.

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4. Docket No. 04110034 DP/ADLS: Tom Wood Nissan

The petitioner proposes a new commercial structure, parking, and signage. The site is located at 4150 East 96th Street. The site is zoned B3/Business.

Filed by Lawrence Lawhead for Tom Wood Nissan.

Lawrence Lawhead, attorney, Barnes & Thornburg, 11 South Meridian Street, Indianapolis appeared before the Committee representing the applicant. Also in attendance: Michael Balay, Balay Architects, Inc.; Michael Hoff, Falcon Engineering, Inc. The applicant is requesting favorable recommendation for a Nissan dealership located at 4150 East 96th Street, east of Bauer Drive East. The property is zoned B-3/Business

The petitioner is proposing underground detention as opposed to a retention pond. There are three variances that have been filed on this property that will come after the Plan Commission hearing. The variances relate to signage—4 wall signs and one ground sign are being requested. A variance is also on file for the bufferyard along 96th Street to the south and also along the east property line and one for maximum lot coverage. The Plan Commission was most concerned with the architectural design.

The petitioner has agreed to eliminate a lot of metal siding and replace with pre-cast concrete panels with textured finish similar to the stucco finish on the Tom Wood Jaguar facility. The architectural revision suggested by the Department Staff was to add more scoring to the panels to break up the scale of the panels.

The west elevation faces Bauer Drive and is of primary concern. A glass block of 5X5 feet panels every 20 feet along the façade will add more architectural interest. The access doors to the showroom on the east elevation are now eliminated.

Larry Lawhead stated that the lighting plans have now been filed, and the petitioner believes they meet the Ordinance requirements.

Department Comments, Jon Dobosiewicz. The petitioner has done a lot to address concerns of the Department. However, the redundancy and repetitiveness of scoring on the building is overkill. Perhaps if it were scored up to a certain height and a larger expanse was left unscored or scored less across the middle. Maybe one course of scoring that size along the top would provide some element of interest—the scoring is too much—too busy.

Wayne Haney agreed with comments made by Jon Dobisiewicz. The aim is to articulate and tie in with the facility.

The petitioner agreed with the Department and Committee comments regarding the scoring. Also, the Urban Forester met with the petitioner—the deciduous trees out front will be saved (all but 2) and most all other trees are diseased and need to be removed.

The Department will work with the petitioner on the scoring and color of the building.

Mark Rattermann asked about the status of the speed bumps. Larry Lawhead reported that the commercial business

Mark Rattermann stated that speed bumps along Lake Shore Drive are probably not a good idea, although that may some day happen. However, the neighbors need to commit to that. The service department—test drives, etc—needs to go south to 96th Street, not north to Lake Shore.

Jon Dobosiewicz suggested that the Plan Commission ask the petitioner to seek approval through the Board of Public Works—the Plan Commission cannot mandate the installation of speed bumps within the City right-of-way; it is not within their jurisdiction.

Mark Rattermann referred to Marc Goldman's letter that asked the Plan Commission to take some type of action. Mark Rattermann warned the dealership once more that if the situation continues, speed bumps would be looked at in order to limit this concept.

Jon Dobosiewicz had questions about the ground sign. The text on the ground sign is silver, gray and red. How is the ground sign illuminated and what color is where? The petitioner will provide a full color rendering for the Plan Commission.

Mark Rattermann moved to recommend approval of Docket No. 04110034 DP/ADLS, Tom Wood Nissan, conditioned upon a commitment from the petitioner incorporating the Committee suggestions regarding scoring on the west elevation; the petitioner is also to provide a color exhibit and detail on the ground sign, seconded by Wayne Haney and Approved 5-0.

ADD-ON ITEM #1

5. DOCKET No. 04120013 ADLS Amend: David Kristoff DDS

The applicant seeks approval for signage and associated landscaping. The site is located at 1040 North Range Line Road. The site is zoned B-3 and is in the US 31 Overlay. Filed by Jennifer Nally.

Paul Reis, attorney, Drewry, Pitts, Vornehm, 8888 Keystone Crossing, Indianapolis appeared before the Committee representing the applicant. Also in attendance were Dr. David Kristoff and Dr. Stewart.

The topic for review is the proposed ground sign adjacent to the US 31 right-of-way. The last page in the informational packet shows an aerial of the building and the location for the proposed ground sign on US 31. The sign utilizes the family dentistry corporate logo.

Paul Reis said the sign is at ground level and not elevated above grade. The sign meets the requirements of the Sign Ordinance with regard to the maximum sign area as well as height.

Department Comments, Jon Dobosiewicz. The sign that was approved by the Committee last month, located along Range Line Road, bears no coordination to the newly proposed sign on US 31. The colors are totally different and the new sign does not incorporate any elements of the

sign on Range Line Road. Also, the sign installed along Range Line Road is approximately 9 feet plus, and was illustrated to the Plan Commission as 5 or 6 feet in height. The Department is respectfully requesting that the Committee table this item and that no further action be taken on the US 31 sign until the sign on Range Line Road is in compliance with approvals granted. The Department does not support three signs on this property—a wall sign and two ground signs (US 31 and Range Line Road.) The Department will not be supporting the third sign before the BZA. Either modify the color combination on the wall sign and the ground sign on Range Line, or introduce some of those colors into the current proposed sign. (The 7X7 foot-square sign has a definite “monolithic” effect—rectangular is preferred.)

Paul Reis responded that the sign on Range Line Road is not an issue on the Agenda for this evening and should be dealt with independently of the request before the Committee this evening.

Jerry Chomanczuk suggested the petitioner work with the Department to address current sign violations.

Mark Rattermann agreed with Tabling, however, the petitioner should be given some direction as to the proposed sign on US 31. Mark Rattermann further commented that while the logo may look good on a business card, it reads poorly from a distance and the colors do nothing for the sign—structure wise, it could be a little more “classy” with the landscaping.

Jerry Chomanczuk said readability is definitely a problem with this sign—there is also a chain-link fence along US 31 that interferes with location. Jerry was also not happy with the color scheme—the green elements on the original signs were a little better.

Paul Reis responded that the fence belongs to the State Highway.

Madeleine Torres agreed with comments made by Committee members. The sign may be at an odd location for maximum visibility and may not be noticed at all.

Mark Rattermann made formal motion to **TABLE Docket No. 04120013 ADLS Amend: David Kristoff DDS**, seconded by Steve Stromquist, **Approved 5-0**.

The meeting was briefly adjourned at 9:00 PM, and then reconvened to provide for an item that was carried over from last month as follows:

ADD-ON-ITEM #2

Docket No. 04120016-B, ADLS Amend, Tom Wood Pre-Owned

The applicant seeks approval for signage. The site is located at 3300 East 96th Street.

The site is zoned B-3.

Filed by Bill Hutchison.

Bill Hutchison, Hutchison Sign Company, 215 South Muncie Street, Indianapolis appeared before the Committee representing the applicant.

Certain modifications are proposed to the ground monument sign on East 96th Street. Mr. Hutchison presented the sign modifications to Jon Dobosiewicz.

Department Comments, Jon Dobosiewicz. The modifications as shown by Bill Hutchison were favorable and in compliance with the Ordinance.

Madeleine Torres moved for approval of **Docket No. 04120016-B ADLS Amend for Tom Wood Pre-Owned**, seconded by Mark Rattermann, **APPROVED 5-0**.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary